

**3910 Highway 12
Lacombe, Alberta**

MLS # A1117833

\$950,000

Division: Wolf Creek Crossing

Lot Size: 7.90 Acres

Lot Feat: Corner Lot

By Town: -

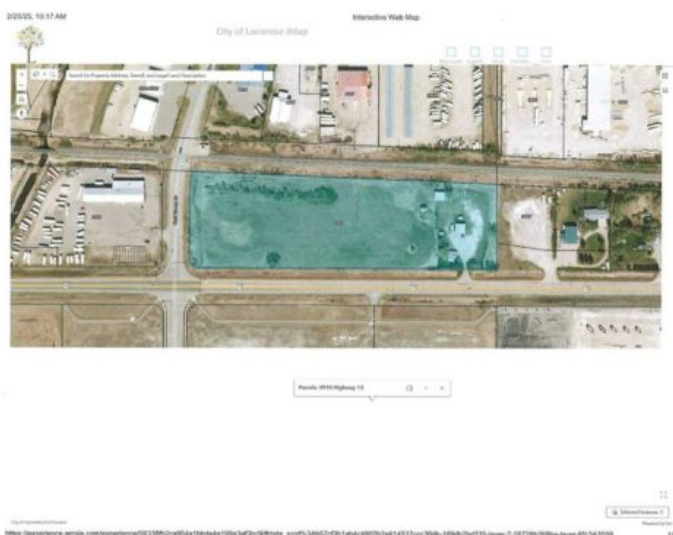
LLD: 29-40-26-W4

Zoning: C4

Water: -

Sewer: -

Utilities: -



7.9 acres of high visibility, highway commercial frontage in the City of Lacombe with direct access off Hwy 12 and Wolf Creek Drive. In a 2021 letter, the City confirmed a minimum of two access points - one right in/right out entrance/exit off Hwy 12 and a second one off Wolf Creek Drive. A final decision with regards to more access points, left hand turns, etc. would be made after the City has reviewed the results of a (required) traffic impact study. The sight lines are ideal with direct exposure to major traffic routes. Trade activity in this community is growing and the site is surrounded by newer construction including Wendy's, Gary Moe Chrysler Dodge Jeep Ram, Pentagon Farm Centre, Police Station, Metcalf Ridge (residential), and more to come. The City of Lacombe has shown a strong interest in seeing this bustling corner developed. Permitted and discretionary uses for this Highway Commercial District provide the buyer with a wide range of development opportunities. All major services are located nearby. An environmental report was completed in 2011. The small house (new shingles and painted in 2016) and decent sized detached garage is tenant occupied and generates \$1150 per month in rental revenue that helps offset the tax and insurance cost until development begins. Seller would consider trades for farmland or recreational property.